

Date: 26 June 2025
Application: 251503



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Householder Consultation

Application Number: 251503

Applicant: Mr. Kieran Goodchild

Site Address: 71 Dorset Way, Wokingham, RG41 3AL

Parish: Wokingham Town

Grid Reference: Easting - 479183, Northing - 168133

Type of Development: Other Householder

Proposal: Householder application for the proposed demolition of existing single storey conservatory and side canopy, erection of two storey side and rear extension of property with conversion of existing garage. Demolition of existing single garage and shed and erection of new double garage and workshop space.

Case Officer: Marcus Watts

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 251503. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	251503
Address:	71 Dorset Way, Wokingham, RG41 3AL.		
Proposal:	Householder application for the proposed demolition of existing single storey conservatory and side canopy, erection of two storey side and rear extension of property with conversion of existing garage. Demolition of existing single garage and shed and erection of new double garage and workshop space.		
Type of Development:	Other Householder		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☒ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The proposal will not increase the total numbers of habitable rooms. As the existing garage does not fully meet the council's requirement for car parking, the proposed double garage of dimensions 6.3m x 6.4m will provide 1 additional parking space. The driveway will be widened to serve as a turning area.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

The new pedestrian gate provides direct access to the rear, which is acceptable for cycle storage.

Conditions & Reasons (if required)

Date:	27/6/2025	Signed:	JP
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